

SHORT FORM LEASE

THIS INDENTURE, made and entered into this 15th day of July, 1998, between The Harris/Ramey Company, L.L.C., hereafter called "LESSOR", and Joel T. Barron and wife, Toni L. Barron, d/b/a Pawn Plus, a sole proprietorship, hereinafter called "LESSEE".

WITNESSETH:

That for and in consideration of the rents and covenants herein contained, Lessor hereby leases unto Lessee, its successors and assigns, the following described premises with the appurtenances (hereinafter the word "premises" shall be construed to include both premises and appurtenances) in the City of Southaven, County of DeSoto, State of Mississippi, to wit:

8565 Highway 51 North
Southaven, Mississippi 38671

TO HAVE AND TO HOLD the same for a term of five (5) years beginning September 1, 1998 at an annual rental of \$1.00 and for other good and valuable consideration during the primary term hereof.

Lessee shall have the right to renew this lease, upon the same terms and conditions, for a further period of five (5) years from the date of the expiration of the primary term hereof, by giving written notice of its intention so to renew not less than 120 days before the expiration of said primary term except that the annual rental shall be as set forth in the Long Form Lease.

This Lease incorporates by reference and shall be construed in connection with a Long Form Lease executed this day between the parties. Notwithstanding anything to the contrary contained herein, all rights and obligations of Lessee and Lessor any persons claiming by, through or under them shall be subject to all terms and conditions of said Long Form Lease, including, but not limited to references to certain priority lien rights on personal property and tenant improvements in favor of the Lessor/Owner.

The parties "Lessor" and "Lessee", and verbs and pronouns relating thereto, as used herein, shall include male, female, singular, plural, corporation, partnership or individual, as may fit the particular parties.

IN WITNESS WHEREOF, the parties hereto have executed this Lease in duplicate the day and year first above written.

OWNER/LESSOR

TENANT/LESSEE

The Harris / Ramey Company, L.L.C.

STATE MS. - DESOTO CO.
FILED

Joel T. Barron and wife, Toni L. Barron,
d/b/a Pawn Plus, a sole proprietorship

By:

William C. Harris, Jr., Chief Manager

SEP 30 1 13 PM '98

Joel T. Barron

BK 78 PG 765
W.E. DAVIS CH. CLK.

Toni L. Barron

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, Debra W. Thompson, a Notary Public in and for the aforesaid State and County, personally appeared William C. Harris, Jr., with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Chief Manager of the within named bargainor and that he as such Chief Manager being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name.

WITNESS my hand and seal, at office, this 9th day of July, 1998.

My Commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, Debra W. Thompson, a Notary Public in and for the aforesaid State and County, personally appeared Joel T. Barron, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor and that he executed the foregoing instrument for the purposes therein contained, by signing his name.

WITNESS my hand and seal, at office, this 9th day of July, 1998.

My Commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, Debra W. Thompson, a Notary Public in and for the aforesaid State and County, personally appeared Toni L. Barron, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor and that she executed the foregoing instrument for the purposes therein contained, by signing her name.

WITNESS my hand and seal, at office, this 9th day of July, 1998.

My Commission Expires September 15, 1998

My Commission expires: _____

Notary Public